



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



36 Martindale, Iver, Buckinghamshire. SL0 0HY.

£700,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom link detached home that boasts 1,167 sq ft. This property also comes to the market with NO CHAIN and potential for extension (STPP)

Nestled in a sought-after cul-de-sac this family home is presented in excellent decorative order. This family home offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking spaces providing convenience for both residents and guests as well as a garage with power. This property has side access to the well-maintained low maintenance private garden with views over the paddocks. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment with the added benefit of doors from the dining room out into the garden. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

A unique feature of this property is the serene views from the back of the house. The outlook is completely private.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to the dining room, catering to modern convenience and functionality providing access to outside. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, three spacious bedrooms await,



with the master bedroom boasting an en-suite shower room. All three bedrooms have ample floor space for free standing furniture and fitted wardrobes. The back bedrooms overlook the picturesque surroundings, offering a private oasis for relaxation. A modern family bathroom completes the upstairs.

In conclusion, this link detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

#### Location

Martindale is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the A40, M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of Grammar, state and independent schools




#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 36 Martindale

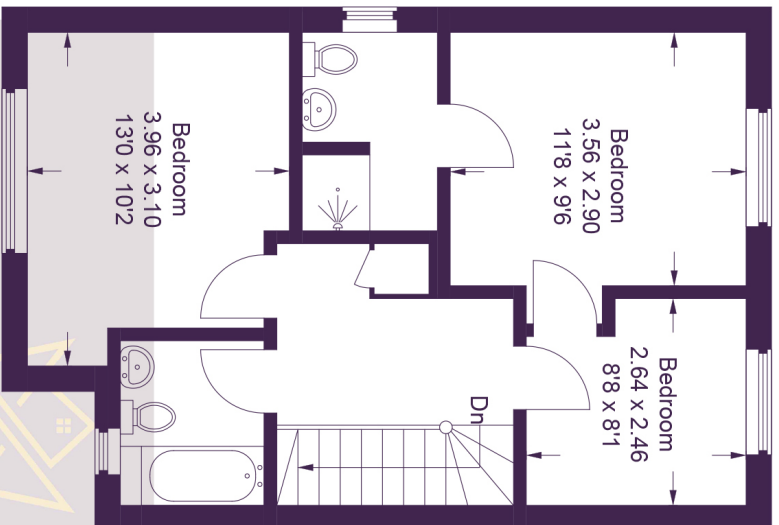
Approximate Gross Internal Area

Ground Floor = 46.8 sq m / 504 sq ft

First Floor = 45.8 sq m / 493 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 108.4 sq m / 1,167 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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